

WHILE THE LEASE AND ASSOCIATED RFI DOCUMENTS ARE INTENDED TO BE IN SUBSTANTIALLY THE SAME FORM, TVA RESERVES THE RIGHT TO MAKE MODIFICATIONS IT REQUIRES IN ITS SOLE DISCRETION.

EXHIBIT A (PARIS)

General Specifications

The Base Building shall be compatible with its surroundings and meet with the requirements identified within the Design Intent Documents and shall project a professional and aesthetically-pleasing appearance including an attractive front and entrance way. The facade, downspouts, roof trim, and window casing shall be clean and in good condition.

The following finish designations/specifications are preferred. Acceptable, or equal, alternates shall be submitted to TVA for review and approval. Alternate specifications/samples shall be submitted in writing. TVA will maintain an official copy of the specification and a control sample of the material approved for the contract files.

Exterior Architectural Finishes:

- Brick or Split face CMU Block front with stucco finish on the sides. Standard CMU on the rear.
- Building frame to be a standard Metal Building Frame or metal bar joist system on a reinforced structure concrete slab on grade.
- Standing Seam metal roof (with a 20-year warranty) having ½ /12 pitch or greater.
- Covered front entry is to have a metal canopy (see Exhibit B).
- Entrance Vestibule: Vestibules shall be provided at public entrances and exits wherever weather conditions and heat losses are important factors for consideration. In the event of negative air pressure conditions, provisions shall be made for equalizing air pressure.
- Entrance Doors: Building Standard Store Front or Steel.
- Other doors: Insulated steel.
- Overhead doors: Insulated panel.
- Entrance Hardware: Yale, to meet ADA requirements.
- Front: Thermally-broken aluminum storefront with 1” insulating glazing.
- Windows: Double pane.
- Landscaping: Where conditions permit, the site shall be landscaped for low maintenance and water conservation with plants that are either native or well-adapted to local growing conditions

Interior Architectural Finishes:

- Walk-off tile at Vestibule; Heuga U.S.A., FLOR; Style: 6000300004, Color: #3059 Anthracite
- Carpet: Commercial Grade Carpet Tile to meet the listed criteria. (Provide 3 color options for selection by TVA).
 - Carpet Type: Tufted, Textured, Multi Level, Patterned Loop
 - Pile Fiber: 100% Continuous Filament Nylon – Advanced Generation, Brand name
 - Dye Method: 100% Solution Dyed
 - Yarn Ply: 2, 3 or 4
 - Gauge: 1/10 or 1/12
 - Stitches: 10.0
 - Pile Weight: 24 oz. / sq. yd., minimum
- Walls: Pittsburg Paint, Altamont #2540, Satin (eggshell).

- Resilient flooring: 12" x 12" x 1/8" Vinyl Composition Tile, Mannington, Essentials #121 Silver White.
- Resilient Base: Roppe 4" Rubber
- Ceiling: 2'x4' or 2'x2' Exposed Tee grid system. Color: White; Lay-in ceiling tile: USG, Auratone Radar, color: white. Ceilings shall have a minimum noise reduction coefficient (NRC) of 0.60 throughout the TVA-demised area.
- Ceiling Height 8'-6".
- Lighting: 2x4, 3 Bulb Florescent Lighting (electronic ballasts and T8 lamps) with prismatic lenses in small offices, conference rooms, storage and restrooms, and parabolic lenses in open office space. Lighting levels: In quantity and layout for all office areas and conference rooms, to produce 50 foot-candles of light at 30" AFF (above finished floor) after installation of office furniture to ensure a maintained foot-candles at working surface height throughout work spaces.
- Lighting controls: Occupancy sensor controls throughout the Premises recommended for energy efficiency.
- Millwork shall be Laminate Cabinets and tops or better – submit design or shop drawings for review and approval.
- Provide water filter in break room.
- Restrooms to have ceramic floor tile and base. Walls around fixtures to have ceramic or other surface for ease of maintenance and a water resistant - washable service.
- Levelor, Riveria 1" Mini-Blinds for Windows (manufacturers standard colors to be submitted for review and approval).
- Insulation: R-13 or greater in walls and R-19 or greater at roof structure.
- Interior Hardware: Yale, ADA Lever hardware with stainless steel finish with TVA locksets. Sound Attenuation: 4" Sound attenuation batts 24" on each side of Office and Conference Room walls above ceiling.

Building Systems

- 2-high efficiency heatpumps. HVAC Systems appropriately sized and zone for the Premises with standard thermostats or programmable thermostats with occupant setpoint control designed for heatpump use.
- 2-225 AMP (450 Total amp) electrical service. Pull electrical and cable to j-boxes (coordinate exact locations with TVA).
- Lessor to coordinate with TVA for TVA's phone lines and Security Equipment installation requirements.
- Sound Masking: Preferred

Utilities

- Broadband service required though DSL or T-1 lines.
- City Water, Electric, and Telephone.

Parking

- Asphalt lot with Parking for a minimum of 25 automobiles.

NOTE: All areas of this site including but not limited to parking, building structure and building features must meet ADA and all other legal requirements as listed herein.